

\$449,000 - 11305 108 Avenue, Edmonton

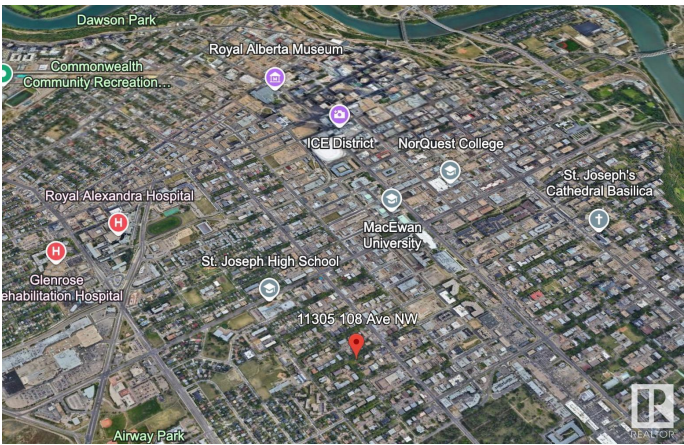
MLS® #E4451148

\$449,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Exceptional redevelopment opportunity in one of Edmonton’s most vibrant areas! This property offers the chance to transform the existing site into a multi-family dwelling tailored to your vision. With the City of Edmonton’s newly passed zoning bylaw, the site is now classified as RM “Medium Scale Residential, opening the door to a variety of possibilities. The H16 zoning modifier permits development up to 16 metres in height (approximately four storeys), providing ample room for a modern multi-unit design. Additionally, the RM zone encourages mixed-use projects, allowing for commercial spaces on the ground floor—perfect for neighbourhood services or trendy retail. Located just steps from 124 Street, one of Edmonton’s most desirable lifestyle corridors, this site combines unbeatable accessibility with incredible potential for both residential and commercial appeal.



4. Site and Building Regulations

4.1. Maximum Height, maximum Floor Area Ratio and minimum Density must comply with Table 4.1:

4.1. Maximum Height, Maximum Floor Area Ratio and Minimum Density				
Subsection	Modifier on Zoning Map	Maximum Height	Maximum Floor Area Ratio	Minimum Density
4.1.1.	h16.0	16.0 m	2.3	45 Dwellings/ha
4.1.2.	h23.0	23.0 m	3.0	75 Dwellings/ha
4.1.3.	h28.0	28.0 m	3.8	90 Dwellings/ha



Essential Information

MLS® #	E4451148
Price	\$449,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land

Status Active

Community Information

Address 11305 108 Avenue
Area Edmonton
Subdivision Queen Mary Park
City Edmonton
County ALBERTA
Province AB
Postal Code T5H 1B5

Exterior

Exterior Features Flat Site, Level Land, Public Transportation, Schools, View City, View
Downtown

Additional Information

Date Listed August 4th, 2025
Days on Market 46
Zoning Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on September 19th, 2025 at 7:02am MDT